

Statement of Information

Single residential property located outside the Melbourne metropolitan area

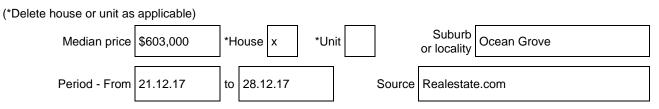
Sections 47AF of the Estate Agents Act 1980

Property offered for sale					
Address Including suburb or locality and postcode	2 Foam St, Ocean Grove				
Indicative selling p	rice				

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$	or range between	\$925,000	&	\$1,015,000	
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Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 153 The Avenue, Ocean Grove	\$973,500	01.03.16
2. 13 Rainbow Crt, Ocean Grove	\$1,045,000	23.12.16
3. 29 Ocean Throughway, Ocean Grove	\$1,020,000	06.05.17

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

